

LOT 26
IN OR 1428/808
SPANISH OAKS UNIT 1-A PB 6/99

SHRINER DEBRA J
94050 WILLOW OAKS LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-576A-0026-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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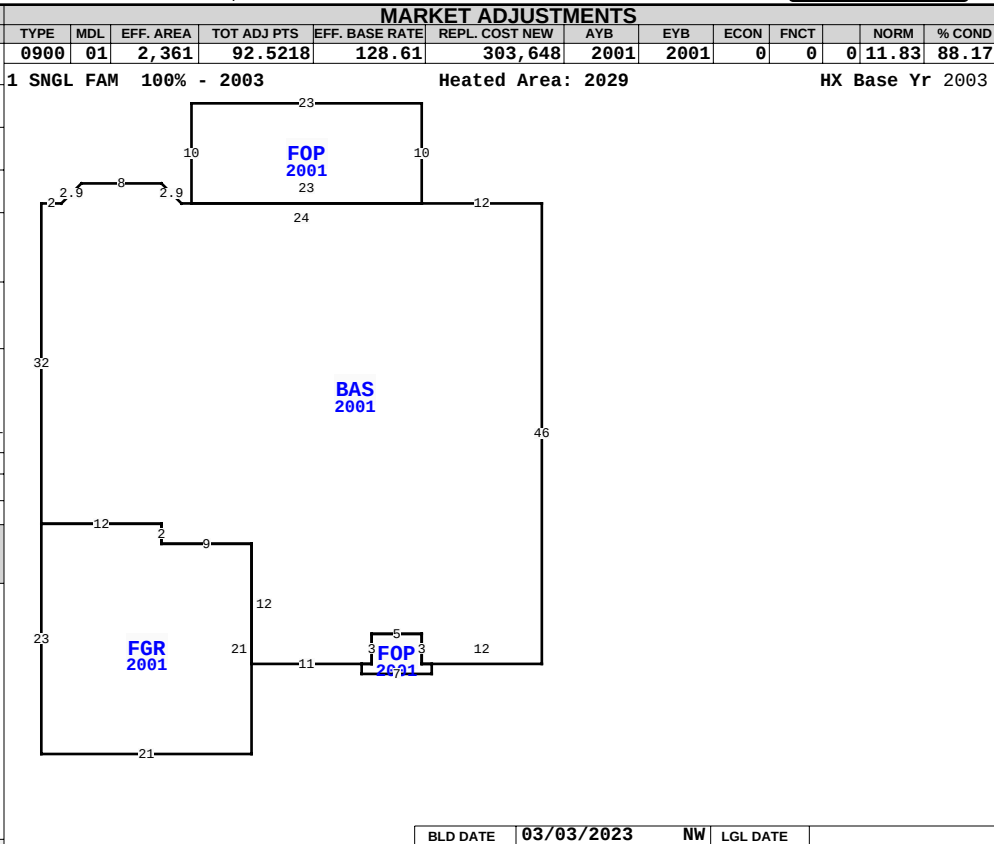
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100	2001	2,029	230,080
FGR	465	55	2001	256	29,029
FOP	22	30	2001	7	794
FOP	230	30	2001	69	7,824
TOTALS	2,746			2,361	267,726

EXTRA FEATURES	
L N	OB/XF CODE
1	0500

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	01/01/2023	BY	CD
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94050 WILLOW OAK LN, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE	05/06/2025	MLU
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TOTAL OB/XF	
2,905	

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2,905	

Total Acres: 0.00	Total Land Value: 106,250	Market: 0	Agricultural: 0	Common: 106,250
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NASSAU COUNTY PROPERTY	
PAGE 1 of 1	4

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	267,726
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	376,881
SOH/AGL Deduction	199,478
ASSESSED VALUE	177,403
TOTAL EXEMPTION VALUE	56,411
BASE TAXABLE VALUE	120,992
TOTAL JUST VALUE	376,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108148	NEW CONSTR	93,633	04/01/2001
B0108150	NEW CONSTR	82,830	04/01/2000

SALES DATA	
OFF RECORD Number	DATE
1428/0808	7/17/2006
GRANTOR: SHRINER ANTHONY	
GRANTEE: SHRINER DEBRA J	
1000/1441	8/01/2001
GRANTOR: TRADEMARK HOME BUILDE	
GRANTEE: SHRINER DEBRA J & A	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001]	W12 FOP=[YR=2001] N10 W23 S10 E23 \$ W24 U2
L2 W8 D2 L2 W2 S32 FGR=[YR=2001]	S23 E21 N21 W9 N2 W12\$
E12 S2 E9 S12 E11 FOP=[YR=2001]	S1 E7 N1 W1 N3 W5 S3 W1\$ E1
N3 E5 S3 E12 N46\$.	